



# PLANNING COMMISSION AGENDA

ROJELIO VASQUEZ, Chair

Commission Members  
HAL KISSLER, Vice Chair  
LORI CHERRY  
NAT DIBUDUO  
JAIME HOLT  
SEROP TOROSSIAN  
CHARLES VANG

Planning and Development  
Director/Secretary  
NICK P. YOVINO

Deputy City Attorney  
JOHN W. FOX

*The Planning Commission welcomes you to this special meeting.*

**July 12, 2006**

**Wednesday**

**6:00 p.m. to 9:30 p.m.**

COUNCIL CHAMBER

2600 FRESNO STREET

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting. Please call Planning and Development staff at 559-621-8277.

Metered parking is in effect throughout the downtown area. The general public wishing to attend a Planning Commission meeting at City Hall may park after 5 p.m. in the parking lot at the northeast corner of Tulare and P Streets or in the parking lot east of City Hall across the railroad tracks. Both parking lots have entrances from Tulare Street, and parking restrictions have been relaxed in these lots for those in attendance at the Planning Commission meeting.

- I. **ROLL CALL**
- II. **PLEDGE OF ALLEGIANCE**
- III. **PROCEDURES**

For each matter considered by the Commission, there will first be a staff presentation, followed by a presentation from the project applicant. Testimony from supporters of the project will then be taken, followed by testimony from those in opposition. The applicant will have the right to a final rebuttal presentation prior to closing the public hearing.

In accordance with Section 13 of Article 2 of the Planning Commission Rules and Regulations governing length of public debate, all public testimony from those in support and in opposition of the project will be limited to five minutes per person. The three lights on the podium next to the microphone will indicate the amount of time remaining for the speaker. The green light will be turned on when the speaker begins. The yellow light will come on with a soft bell ring when one minute is remaining. The speaker should be completing the testimony by the time the red light comes on with a final bell indicating that time has expired.

If you challenge these land use matters in court, you may be limited to raising only those issues you or someone else raised in oral or written testimony at or before the close of the hearing.

**IV. AGENDA APPROVAL**

- A. Consent Calendar Requests
- B. Continuance Requests
- C. Other Agenda Changes

**V. CONSENT CALENDAR**

All Consent Calendar items are considered by the Planning Commission to be routine and will be enacted in one motion. There will be no separate discussion of these items unless requested, in which event the items will be removed from the Consent Calendar and considered prior to approval of the Consent Calendar. If any member of the public wishes to have a specific item removed for discussion, be present when the meeting is called to order and the Chair announces the Consent Calendar. Commission approval of Consent Calendar items for which there is no discussion shall constitute adoption of the staff recommendation.

- A. Minutes
- B. Communications
- C. Entitlements

**VI. REPORTS BY COMMISSIONERS**

**VII. REPORT FROM SECRETARY**

- A. Discussion of timing for vesting tentative tract maps

**VIII. CONTINUED MATTERS**

A. Consideration of Rezone Application No. R-06-17, Vesting Tentative Tract Map No. 5663/UGM, Conditional Use Permit Application No. C-06-61, and environmental findings, filed by Provost & Prichard Engineering Group on behalf of Dunmore Communities, pertaining to approximately 76.89 acres of property located on the northeast corner of West North and South Walnut Avenues. ***(Continued from meeting of June 28, 2006.)***

1. Environmental Assessment No. R-06-17/T-5663/C-06-61, determination of Initial Study to file a Finding of Conformity to MEIR 10130 for the 2025 Fresno General Plan.
2. Rezone Application No. R-06-17 proposes to rezone the subject property from the R-A/UGM (*Single Family Residential Agricultural/Urban Growth Management*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district.
3. Vesting Tentative Tract Map No. 5663/UGM proposes to subdivide the subject property into a 361-lot single family residential planned development subdivision.
4. Conditional Use Permit Application No. C-06-61 proposes a planned development with reduced setbacks, reduced lot widths, lot depth, and lot area.
  - Edison Community Plan
  - Council District 3 (Councilmember Sterling)
  - Staff Member: Kevin Fabino
  - Staff Recommendation: Recommend Approval of the Rezone Application;  
Approve the Vesting Tentative Tract Map and Conditional Use Permit Application
  - Will be considered by the City Council (Rezone Application only)

B. Consideration of Vesting Tentative Tract Map No. 5629/UGM, Conditional Use Permit Application No. C-06-22, and environmental findings, filed by Provost & Prichard Engineering Group, on behalf of Hansen, PSC, pertaining to approximately 19.33 acres of property located on the south side of West Church Avenue between South Fruit and South Thorne Avenues (201 West Church Avenue). ***(Continued from meeting of June 28, 2006.)***

1. Environmental Assessment No. T-5629/C-06-22, determination of Initial Study to file a Finding of Conformity to MEIR 10130 for the 2025 Fresno General Plan.
2. Vesting Tentative Tract Map No. 5629 proposes to subdivide the subject property into a 107-lot single family residential planned development subdivision.
3. Conditional Use Permit Application No. C-06-22 proposes a planned development with reduced setbacks, reduced lot widths, lot depth, and lot area.
  - Edison Community Plan
  - Council District 3 (Councilmember Sterling)
  - Staff Member: Kevin Fabino
  - Staff Recommendation: Approve
  - May be considered by the City Council

## **IX. NEW MATTERS**

***The following plan amendment applications have been submitted for consideration during the 2006 Cycle I filing period in accordance with the Trimester Plan Amendment Program of the Planning Guidelines established by the Fresno City Council to implement the City's Local Planning and Procedures Ordinance, Article 6, Chapter 12, of the Fresno Municipal Code. In addition to the plan amendment applications, the projects described below may include rezone applications to change the subject properties' zone district boundaries and associated special permit and tentative tract map applications providing for development of the subject properties.***

- A. Consideration of Plan Amendment Application No. A-05-16, Rezone Application No. R-05-114, and environmental findings, filed by Orlonzo Hedrington, pertaining to approximately 9.53 acres of property located on the northeast corner of West California and South Crystal Avenues.
  1. Environmental Assessment No. A-05-16/R-05-114, determination of initial study to file a Mitigated Negative Declaration.
  2. Plan Amendment Application No. A-05-16 proposes to amend the 2025 Fresno General Plan, the Edison Community Plan, and the Fresno-Chandler Airport Environs Specific Plan from the public facility/junior high school planned land use designation to the medium density residential land use designation.
  3. Rezone Application No. R-05-114 proposes to rezone the subject property from the AL-20 (*Limited Twenty Acre Agriculture, Fresno County*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district.
    - Fresno-Chandler Airport Environs Specific Plan
    - Edison Community Plan
    - Council District 3 (Councilmember Sterling)
    - Staff Member: Meenakshi Singh
    - Staff Recommendation: Recommend Approval
    - Will be considered by the City Council
- B. Consideration of Plan Amendment Application No. A-05-17, Rezone Application No. R-05-115, and environmental findings, filed by D.R. Horton Inc., pertaining to approximately 16.2 acres of property located on the southerly side of North Fig Garden Drive between North Gates and North Salinas Avenues.
  1. Environmental Assessment No. A-05-17/R-05-115/T-5649/C-05-295, determination of initial study to file a Mitigated Negative Declaration.
  2. Plan Amendment Application No. A-05-17 proposes to amend the 2025 Fresno General Plan and the Bullard Community Plan from the dual designation of public facilities middle school/office commercial planned land use designation to the medium density residential land use designation.
  3. Rezone Application No. R-05-115 proposes to rezone the subject property from the C-P/BA-20/UGM (*Administrative and Professional Office/Boulevard Area Overlay, 20 feet/Urban Growth Management*) zone district to the R-1/BA-20/UGM (*Single Family Residential/Boulevard Area Overlay, 20 feet/Urban Growth Management*) zone district.
    - Bullard Community Plan
    - Council District 2 (Councilmember Calhoun)
    - Staff Member: Mike Sanchez
    - Staff Recommendation: Recommend Approval
    - Will be considered by the City Council

**IX. NEW MATTERS (Continued)**

- C. Consideration of Plan Amendment Application No. A-05-19, Rezone Application No. R-05-117, and environmental findings, filed by Tricia V. Lysuwan, pertaining to approximately 0.13 acre of property located on the northwest corner of East Olive Avenue and North Eighth Street.
1. Environmental Assessment No. A-05-19/R-05-117, determination of initial study to file a Mitigated Negative Declaration.
  2. Plan Amendment Application No. A-05-19 proposes to amend the 2025 Fresno General Plan, the Roosevelt Community Plan, and the Yosemite School Area Specific Plan from the medium density residential planned land use designation to the office commercial land use designation.
  3. Rezone Application No. R-05-117 proposes to rezone the subject property from the R-A (*Single Family Residential Agricultural*) zone district to the C-P (*Administrative and Professional Office*) zone district.
    - Yosemite School Area Specific Plan
    - Roosevelt Community Plan
    - Council District 7 (Councilmember Perea)
    - Staff Member: Mike Sanchez
    - Staff Recommendation: Recommend Approval
    - Will be considered by the City Council
- D. Consideration of Plan Amendment Application No. A-05-20, Rezone Application No. R-05-118, and environmental findings, filed by Keo Vahn and Jaime Marquez, pertaining to approximately 0.87 acre of property located on the northwest corner of North Fresno Street and East Olive Avenue.
1. Environmental Assessment No. A-05-20/R-05-118/S-05-593, determination of initial study to file a Mitigated Negative Declaration.
  2. Plan Amendment Application No. A-05-20 proposes to amend the 2025 Fresno General Plan and the Fresno High-Roeding Community Plan from the medium density residential planned land use designation (0.15 acre) to the general heavy strip commercial land use designation.
  3. Rezone Application No. R-05-118 proposes to rezone 0.15 acre of the subject property from R-1 (*Single Family Residential*) zone district and 0.72 acre of the subject property from the C-5 (*General Commercial*) zone district to the C-6 (*Heavy Commercial*) zone district.
    - Fresno High-Roeding Community Plan
    - Council District 7 (Councilmember Perea)
    - Staff Member: Mike Sanchez
    - Staff Recommendation: Recommend Approval
    - Will be considered by the City Council

**IX. NEW MATTERS (Continued)**

- E. Consideration of Plan Amendment Application No. A-05-23, Rezone Application No. R-05-121, and environmental findings, filed by Case Lawrence of Lawrence Ventures, LLC, pertaining to approximately 5.47 acres of property located near the northwest corner of North Maple and East Shepherd Avenues between East Shepherd and East Perrin Avenues.
1. Environmental Assessment No. A-05-23/R-05-121/C-06-138, determination of initial study to file a Mitigated Negative Declaration.
  2. Plan Amendment Application No. A-05-23 proposes to amend the 2025 Fresno General Plan and the Woodward Park Community Plan from the medium-low density residential planned land use designation to the office commercial land use designation.
  3. Rezone Application No. R-05-121 proposes to rezone the subject property from the AE-20/UGM (*Exclusive Twenty Acre Agricultural/Urban Growth Management*) zone district to the S-L/UGM (*Storage-Limited/Urban Growth Management*) zone district.
    - Woodward Park Community Plan
    - Council District 6 (Councilmember Duncan)
    - Staff Member: Mike Sanchez
    - Staff Recommendation: Recommend Approval
    - Will be considered by the City Council
- F. Consideration of Plan Amendment Application No. A-05-24, Rezone Application No. R-05-122, and environmental findings, filed by The McCaffrey Group, pertaining to approximately 12.4 acres of property located on the southeast corner of West Sierra and North Polk Avenues and on the north side of North Dante Avenue between North Genoa and North Carica Avenues.
1. Environmental Assessment No. A-05-24/R-05-122/C-06-117/T-5755, determination of initial study to file a Mitigated Negative Declaration.
  2. Plan Amendment Application No. A-05-24 proposes to amend the 2025 Fresno General Plan and the Bullard Community Plan from the neighborhood commercial planned land use designation (9.17 acres) and the medium-high density residential planned land use designation (3.21 acres) to the medium-high density residential land use designation (9.17 acres) and medium density residential land use designation (3.12 acres) for a total of 12.4 acres.
  3. Rezone Application No. R-05-122 proposes to rezone the subject property from the C-1/UGM (*Neighborhood Shopping Center/Urban Growth Management*) and R-2/UGM (*Low Density Multiple Family Residential/Urban Growth Management*) zone districts to the R-2/UGM (*Low Density Multiple Family Residential/Urban Growth Management*) for the 9.17-acre parcel and R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district for the 3.21-acre parcel.
    - Bullard Community Plan
    - Council District 2 (Councilmember Calhoun)
    - Staff Member: Mike Sanchez
    - Staff Recommendation: Recommend Approval
    - Will be considered by the City Council

**IX. NEW MATTERS (Continued)**

- G. Consideration of Plan Amendment Application No. A-05-26, Rezone Application No. R-05-124, and environmental findings, filed by Sol Development Associates on behalf of Bart E. Richey and Donna J. Holstein, Co-Trustees of the Richey-Holstein Family Trust dated November 17, 2005, pertaining to approximately 1.35 acres of property located on the south side of East Blackbeard Lane between North Winery Avenue and the North Chestnut Diagonal.
1. Environmental Assessment No. A-05-26/R-05-124, determination of initial study to file a Mitigated Negative Declaration.
  2. Plan Amendment Application No. A-05-26 proposes to amend the 2025 Fresno General Plan, the McLane Community Plan, the Airport Area Revitalization Redevelopment Project Area, and the Fresno Yosemite International Airport and Environs Plan from the neighborhood commercial planned land use designation to the light industrial land use designation.
  3. Rezone Application No. R-05-124 proposes to rezone the subject property from the C-1/cz (*Neighborhood Shopping Center/conditions of zoning*) zone district to the C-M/cz (*Commercial and Light Manufacturing/conditions of zoning*) zone district.
    - McLane Community Plan
    - Airport Area Revitalization Redevelopment Project Area
    - Fresno Yosemite International Airport and Environs Plan
    - Council District 4 (Councilmember Westerlund)
    - Staff Member: Joann Zuniga
    - Staff Recommendation: Recommend Approval
    - Will be considered by the City Council
- H. Consideration of Plan Amendment Application No. A-05-27, Rezone Application No. R-05-125, and environmental findings, filed by Graham Development, pertaining to approximately 11.01 acres (five parcels) of property located on the south side of West Nees Avenue between North Palm and North Ingram Avenues (Assessor's Parcel Numbers 405-530-29, 405-530-30, 405-530-31, 405-530-32 and 405-530-33)
1. Environmental Assessment No. A-05-27/R-05-125/C-05-302, determination of initial study to file Mitigated Negative Declaration.
  2. Plan Amendment Application No. A-05-27 proposes to amend 11.01 acres of the 2025 Fresno General Plan and Bullard Community Plan from the neighborhood commercial planned land use designation to the light industrial land use designation.
  3. Rezone Application No. R-05-125 proposes to rezone the subject site from the C-1 (*Neighborhood Shopping Center*) to the C-M (*Commercial and Light Manufacturing*) zone district.
    - Bullard Community Plan
    - Council District 6 (Councilmember Duncan)
    - Staff Member: Sophia Pagoulatos
    - Staff Recommendation: Recommend Approval
    - Will be considered by the City Council

**X. UNSCHEDULED ORAL COMMUNICATIONS**

You may address the Planning Commission at the conclusion of the Commission meeting regarding matters of public interest that are not listed on the agenda and that are within the Commission's jurisdiction. Please be present at the conclusion of the meeting if you wish to be heard. Anyone wishing to be placed on the Planning Commission agenda should contact the Planning and Development Department, (559) 621-8277, at least 10 days before the desired appearance date.

**XI. ADJOURNMENT**